

**EUCALYPTUS GROVE OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**September 14, 2017 (6PM)**

**7610 Hollister Ave, Goleta (Meeting Room)**

**(Subject to Board's Approval)**

**Board members present:** Craig Nicholson, Joe Mora, Howard Lange, and Cathy Leyva. Absent was Gia Ippolito.

**Homeowners present:** Teresa S. #349, Kate V. #306, and Zhen X. #222.

**Management:** James Nguyen of Bartlein & Company, Inc.

**Scribe:** Matt Mora

**Call to Order:** Meeting called to order at around 6:00PM

**Owners Requests:**

**Teresa S. :** Came to the board asking about the status of the Sauna, wondering when it was going to be fixed. Board assured her that they are in the process of repairing it. Board then discussed whether or not to replace entire sauna heater or just the parts necessary to fix it. Joe motioned to replace entire sauna heater, Cathy seconded. Unanimously approved.

**Kate V. :** Wants to replace old windows with double paned to be more energy efficient. She told the board that she will match existing aesthetics. Cathy motioned to allow Kate to replace the six windows and sliders as long as they aesthetically match the existing ones. Howard seconded. Unanimously approved.

**Zhen:** Was told by association that her patio was overcrowded with plants and pots. There has been a significant improvement in that there are now less hanging pots and less plants overall. However, there is still concern over the few remaining hanging pots in that it is a violation to the CC&R. Owners are not allowed to modify exterior or put nails/holes in exterior walls, beams, etc.. Board suggested a freestanding hanger for the plants. And they also urged that there needs to be sufficient space for emergency responders to access the residence and entrance can't be blocked by plants or other personal belongings.

## **Approval of Prior Meeting Minutes: Tabled**

**Landscape Report:** Maintenance, poured concrete handicap ramp to the gym and pedestrian gate. Asphalt project complete. New ant traps dispersed around property. Joe will send a proposal for spider-web cleaning off of buidlings.

**Vendor Evaluation:** Smitty's towing responded quickly to cars not moved for asphalt project even though the Grove was for some reason let off their schedule. Previously, Sauna was not properly installed and moisture got into control panel causing it to malfunction.

## **Treasurer's Report**

	<b>Aug 2017</b>	<b>YTD</b>
Total Income	\$65,620.00	\$532,050.46
Op. Expenses	34,769.98	238,932.23
Reserve Expenditures	158,996.17	163,046.17
Total Expenditures	193,766.15	401,978.40
Transfer to Reserve	1,853.85	258,569.06
Transfer from Reserve	130,000.00	132,272.00
Balance in Savings	\$ 2,409,505.93	
Due from Unit Owners	\$ 17,619.92	
Total Assets	\$ 2,432,125.85	

Operating Expenses are about 14%+ below on cash basis

Treasurer's Report unanimously accepted (Joe moved & Cathy seconded)

## **Old Business:**

- a. Asphalt project with Ramsey: Final invoice received. \$182,905.80. Joe motioned to withhold \$10,000 from final bill until we figure out what happened with gate loop. Howard seconded. Unanimously approved.
- b. Updating Governing Docs: In progress
- c. 7632 #347-front door: having beachside replace it
- d. Sidewalk repair/replacement: 7632 and 7634 are being repaired
- e. Roofs/gutters/downspouts: Joe motioned to have Merit Cleaning clean the gutters on all buildings, Cathy seconded. Unanimously approved.
- f. Siding repairs: ongoing.
- g. Leak from #354 to #254: between owners insurance, board has done its due diligence.

- h. #209 kitchen floor: Waiting for Beachside to obtain the service of their structural engineer.
- i. Leak in #235 from own kitchen faucet (ins claim): Owners insurance USAA wants association to file claim with its insurance; they say the assoc insurance is the primary insurance. James will call association insurance to see if they will cover and go from there.
- j. Bat Houses: ongoing.
- k. Leak #118 from common drain pipe: nothing new to report.
- l. #243 & #343: exec session

**New Business**

- a. #222 patio: see owner request
- b. #302 new front door request: if consistent with association policy and painted white then board approved.
- c. Possible new law re balconies: must be inspected by structural engineer, architect or contractor every few years.
- d. Recording Liens: none

**Next Meeting 10/12/17** at 6PM, at 7610 meeting room

Meeting adjourned at 8:00 PM

Submitted by: Matt Mora